



KINGSTONS



34 Barley Rise

West Ashton Trowbridge BA14 6FJ

A fantastic opportunity to purchase a large, detached, executive style family home situated on a large plot, in an enviable position with open outlook over fields. Located on the edge of a small development on the Trowbridge/West Ashton boundary near to countryside and riverside walks leading to supermarket, cinema complex & park. This well presented and updated property features living room, dining room, office, 20ft kitchen/family room, utility room, cloakroom, four DOUBLE bedrooms - two en suite, and a family shower room. Features include built-in wardrobes to most bedrooms, UPVC double glazing, gas central heating, FREEHOLD solar panels, well tended and established gardens to the front and rear, double garage and driveway providing off road parking for 5-6 vehicles.

Offers Over £475,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

Double glazed and brick construction with vaulted ceiling and double glazed door to the front. Tiled flooring and light. Double glazed door to the:

Entrance Hall

Radiator. Tiled flooring, coved ceiling and inset ceiling spotlights. Stairs to the first floor. Panelled doors off. Glazed double doors to the:

Living Room

16'3" x 12'1" (4.96 x 3.69)
UPVC double glazed window to the front. Two modern radiators. Coved ceiling and inset ceiling spotlights. Television point. Glazed double doors to the:

Dining Room

12'2" x 8'11" (3.72 x 2.72)
UPVC double glazed French doors and windows to the rear. Karndean wood effect flooring, coved ceiling and inset ceiling spotlights. Glazed door to the:

Kitchen/Family Room

20'9" x 13'1" (6.32 x 3.99)
UPVC double glazed French doors and windows to the rear. Modern radiator. Extensive range of hand made, solid wood wall, base, drawer and larder units with granite work surfaces and upstands. Inset stainless steel Franke one and a half bowl sink unit with mixer tap, drinking water tap and bevelled drainer. Built-in high level stainless steel AEG electric double oven. Built-in Bosch five-ring gas hob with granite splash-back and extractor hood over. Integrated Siemens dishwasher. Breakfast bar. Space for fridge/freezer. Space for table and sofa. Karndean wood effect flooring and inset ceiling spotlights. Panelled doors off to hall, utility and large understairs storage cupboard.

Utility Room

8'10" x 5'5" (2.68 x 1.65)
Obscured double glazed panelled door to the side. Radiator. Wall and base mounted units with rolled top work surfaces and tiled splash-backs. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Extractor fan. Tiled flooring and inset ceiling spotlights. Water softener. Wall mounted Worcester boiler.



Office

9'4" x 6'11" (2.85 x 2.12)

UPVC double glazed window to the front. Radiator. Coved ceiling and inset ceiling spotlights. Fitted shelving.

Cloakroom

Chrome towel radiator. Two piece white suite with part tiled surrounds comprising corner wash hand basin with storage under and w/c with dual push flush. Extractor fan. Tiled flooring and inset ceiling spotlights. Fuse box.

FIRST FLOOR

Galleried Landing

Modern radiator. Oak balustrade. Access to insulated and boarded loft space with pull-down ladder, power and lighting. Coved ceiling and inset ceiling spotlights. Smoke alarm. Panelled doors off and into: airing cupboard housing pressurised hot water tank and shelf.

Bedroom One

14'3" x 11'11" (4.35 x 3.64)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes. Television point. Under-floor heating controls. Panelled door to the:

Refitted En Suite Bathroom

Obscured UPVC double glazed window to the front. Chrome towel radiator and under-floor heating. Three piece white suite with tiled surrounds comprising 1500mm shower end panelled bath with mains shower and glass screen enclosing, pedestal wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Built-in cupboard with shelf under. Mirrored medicine cabinet. Wood effect cushioned vinyl flooring and inset ceiling spotlights. Extractor fan. Shaving point.

Bedroom Two

11'3" x 9'3" (3.42 x 2.82)

UPVC double glazed window to the front. Radiator. Large built-in double wardrobe with panelled doors enclosing. Panelled door to the:

En Suite Shower Room

Chrome towel radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower and bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Mirrored medicine cabinet. Tiled flooring. Extractor fan.

Bedroom Three

12'4" x 11'10" (3.76 x 3.60)

UPVC double glazed window to the rear. Radiator. Built-in triple wardrobe. Television point.

Bedroom Four

12'1" x 9'1" (3.68 x 2.78)

UPVC double glazed window to the rear. Radiator. Built-in cupboard, desk and shelving.

Family Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with tiled and aqua-board surrounds comprising large walk-in shower enclosure with mains shower over and glass screen enclosing, wash hand basin with storage under and w/c with dual push flush. Mirrored medicine cabinet. Wood effect flooring and inset ceiling spotlights. Extractor fan. Shaving point. Open faced airer with twin level rails. (Space to refit bath).

EXTERNALLY

To The Front

Open views to the front across countryside. Block paved path to the front door. Outside light. Good sized, well tended and established gardens comprising areas laid to lawn and borders with a variety of plants, trees and shrubs, including fruit bushes. Block paved steps and pathway leading to gated side pedestrian access to the rear. Newly laid tarmac driveway providing off road parking for 5-6 vehicles. Security lighting. Gas and electric meters. Outside tap. Timber refuse store. Wrought iron gated side pedestrian access to the rear.

To The Rear & Side

Good sized enclosed garden with private aspect comprising patio area to the immediate rear with raised beds and area laid to lawn well tended and established borders with a variety of plants, trees and shrubs. Garden shed. Outside lighting. Area to the side with potting shed/greenhouse, raised bed, fruit cage and water butts. All enclosed by fencing.

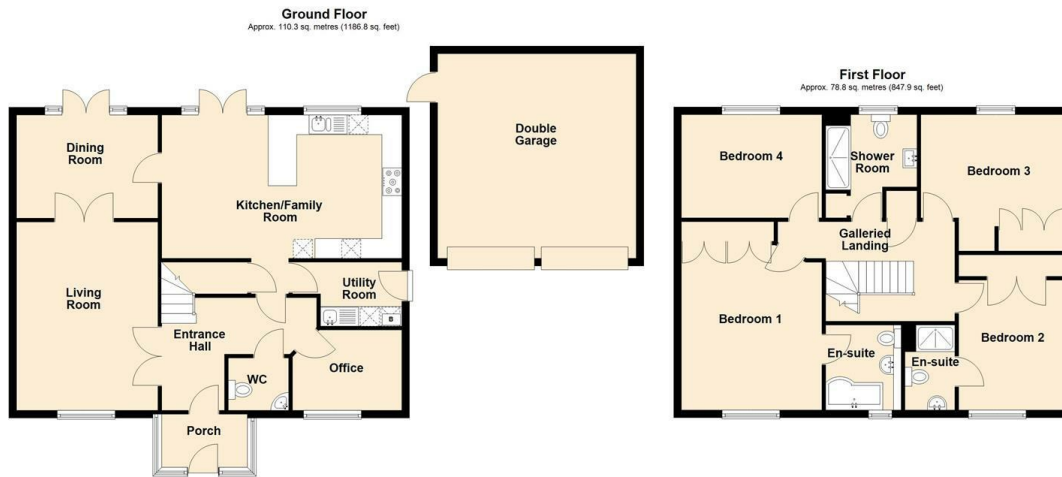
Double Garage

17'7" x 17'1" (5.35 x 5.20)

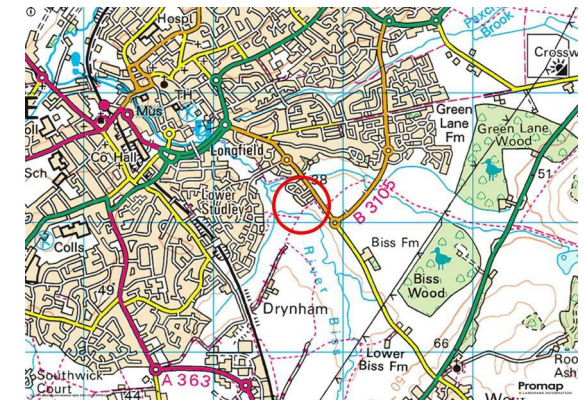
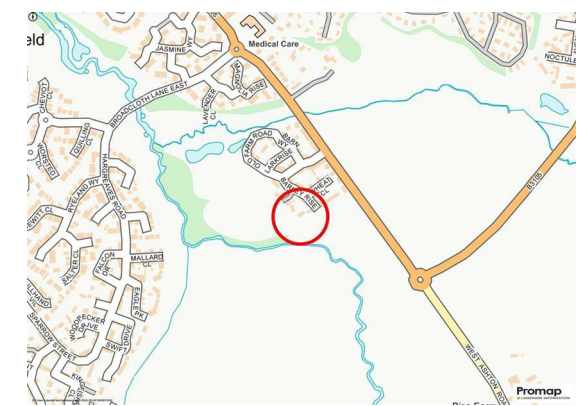
Two up and over doors to the front. Power and lighting. Eaves storage. Double glazed door to the side. Fuse box.



Tenure **Freehold**
Council Tax Band **F**
EPC Rating



Total area: approx. 189.0 sq. metres (2034.8 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.